



# Green View

Mossylea Close - Middleton

A Stylish Collection Of  
3-Bedroom Homes

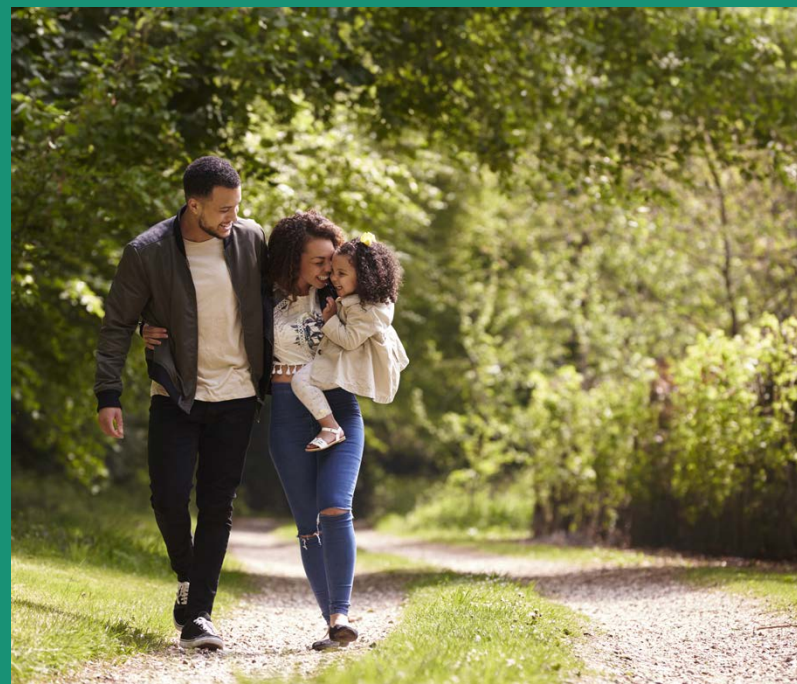




# Welcome to Green View, Middleton

**Green View is a stylish collection of 3-bedroom homes, half a mile from Middleton town centre. Featuring homes ideal for first time buyers and growing families alike.**

Situated in the popular Alkrington district of Middleton which lies approximately 5 miles north of Manchester city centre. There are a range of amenities to be found locally including excellent local schooling and a good range of shops. Whilst Middleton town centre and its excellent range of amenities are easily accessible. The North West motorway network is just a short drive away making this property a good choice for the commuter.





# Life in Middleton

Living in Middleton offers a relaxed yet well-connected lifestyle that many aspire to. Set within a charming town steeped in history, Middleton features attractive neighbourhoods, beautifully kept parks, and a genuine community spirit.

Just over a mile from the Green View development, Middleton town centre is home to a wide variety of independent shops, cosy pubs, local cafés, gyms, and major supermarkets — everything you need within easy reach.

You'll also benefit from being just over five miles from Manchester city centre, putting the city's lively culture, entertainment, and business hubs within easy access. Closer to home, you're surrounded by peaceful green spaces, scenic parks, and countryside walks. Chadderton Hall Park and Tandle Hill Country Park are right on your doorstep, perfect for getting outdoors.

And when you're ready for something bigger, the spectacular Peak District is never far away — an ideal escape for fresh air, exploration, and adventures.





# Keeping You Connected

## Schools\*

**St Peter's Roman Catholic Primary School**  
1.2 miles

**Mills Hill Primary**  
1.5 miles

**Elm Wood Nursery & Primary School**  
1.6 miles

**Middleton Nursery School**  
1.8 miles

**The Radclyffe School**  
2.3 miles

**North Chadderton School**  
2.4 miles

**Cardinal Langley Roman Catholic High School**  
3.1 miles

**Oldham Hulme Grammar School**  
3.6 miles

## Travel by Car\*

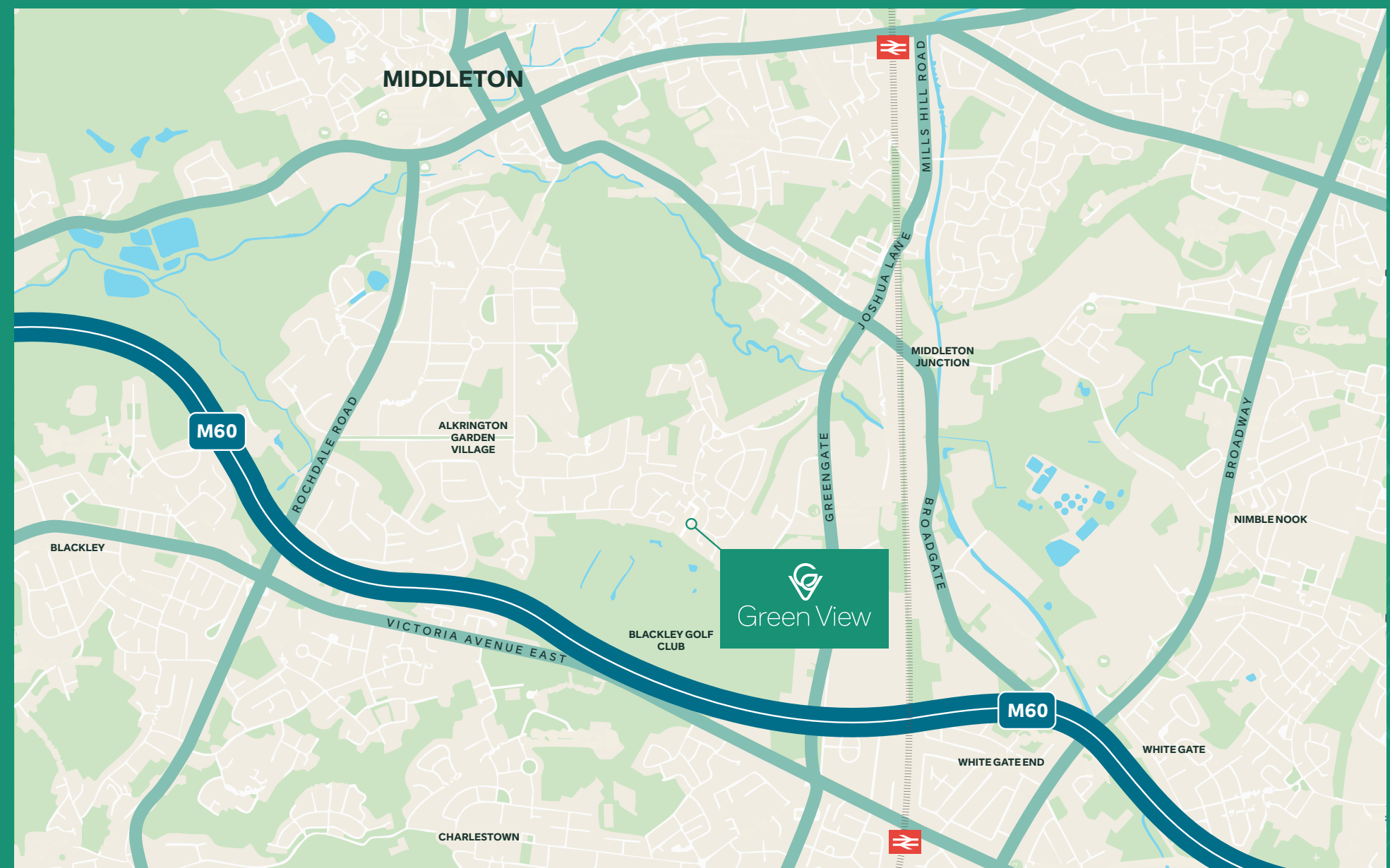
**Oldham**  
4.9 miles

**Manchester**  
5.9 miles

**Rochdale**  
7.3 miles

**Trafford Centre**  
14.1 miles

**Manchester Airport**  
19.5 miles



# Property Schedule & Site Plan



## The Willow - 3 Bed

Plots

13, 14, 15, 16, 17, 18 & 20



## The Cherry - 3 Bed

Plot

19

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.









  
Green View

# The Willow

3 bedroom semi / mews house

  
FABRIC  
LIVING





# The Willow

## 3 bedroom semi / mews house

Plots: 13, 14, 15, 16, 17, 18 & 20

BEDS

3 bed

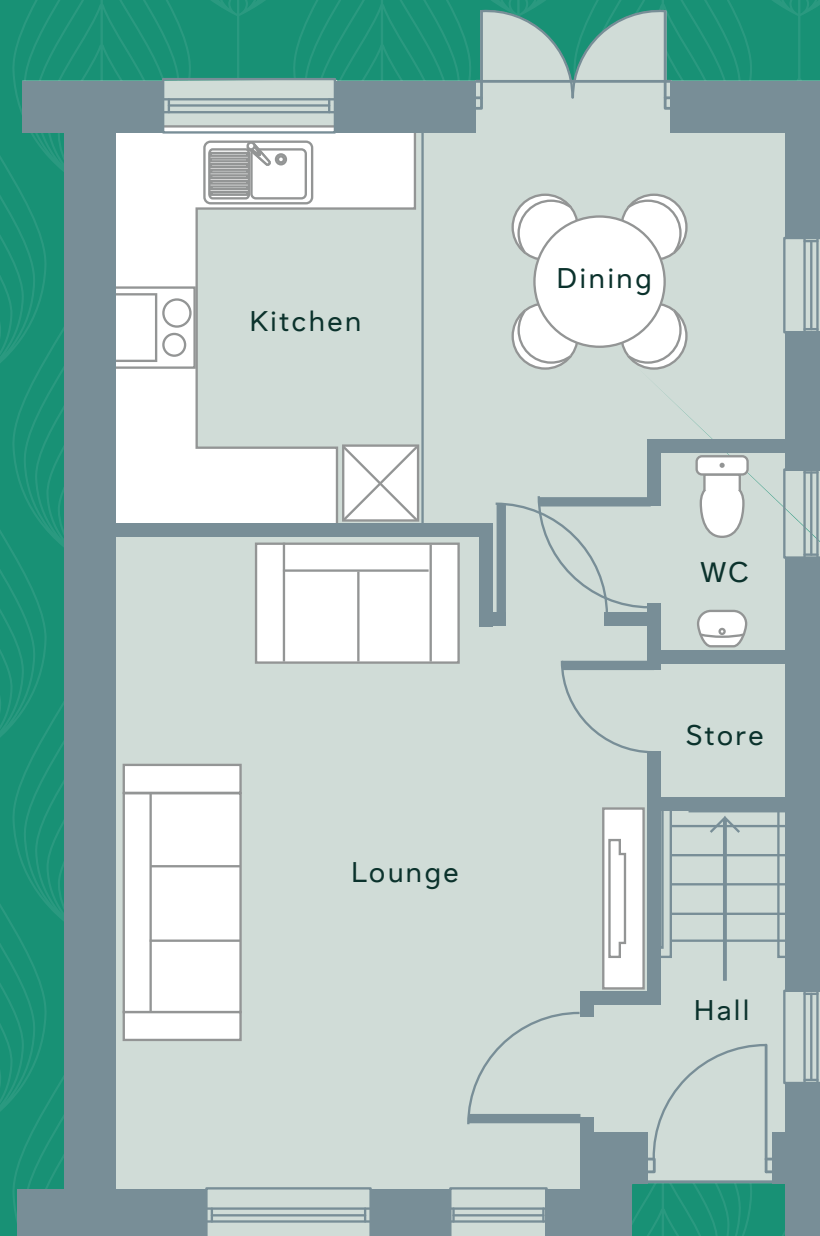
SQ M

84.15 Sq M

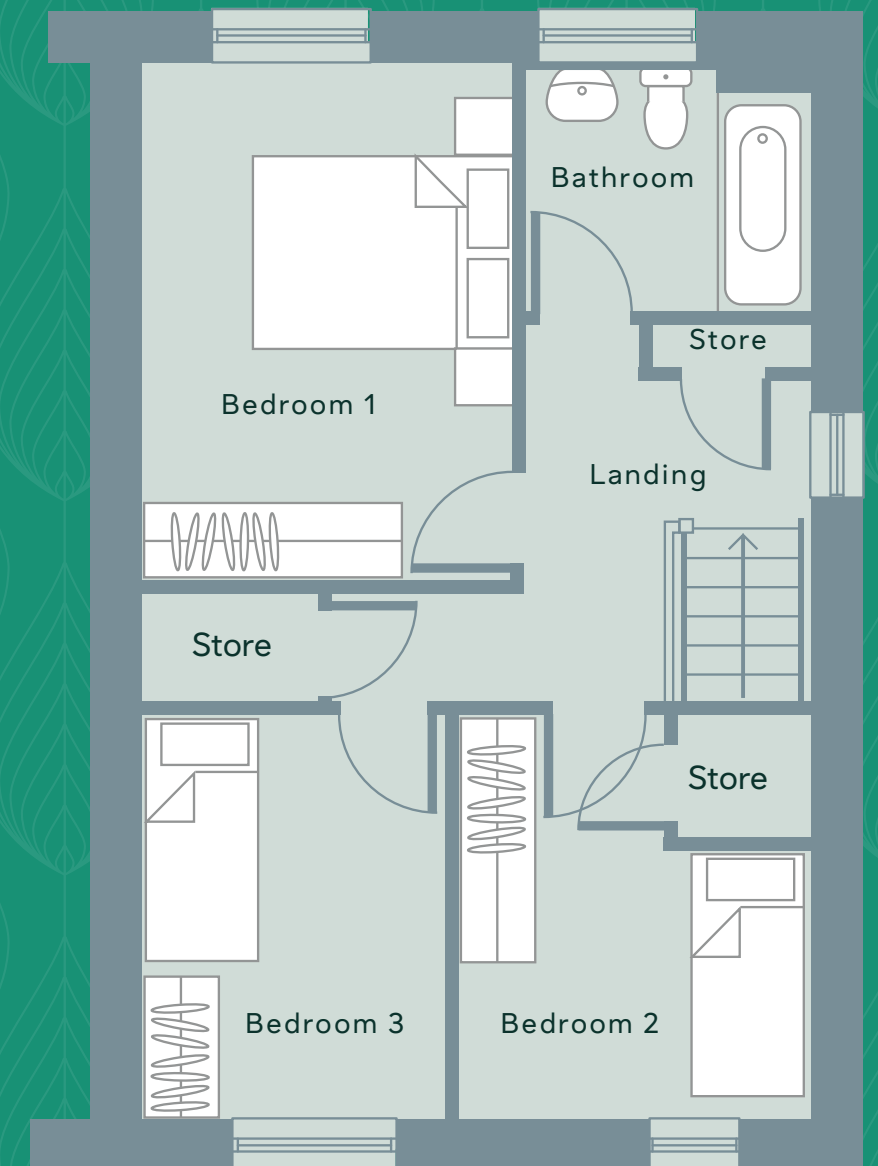
SQ FT

906 Sq Ft

Roof aspects vary.  
Please ask Advisor for more information



Ground Floor



First Floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes.



# The Cherry

3 bedroom semi / mews house





# The Cherry

## 3 bedroom mews house

Plot: 19

BEDS

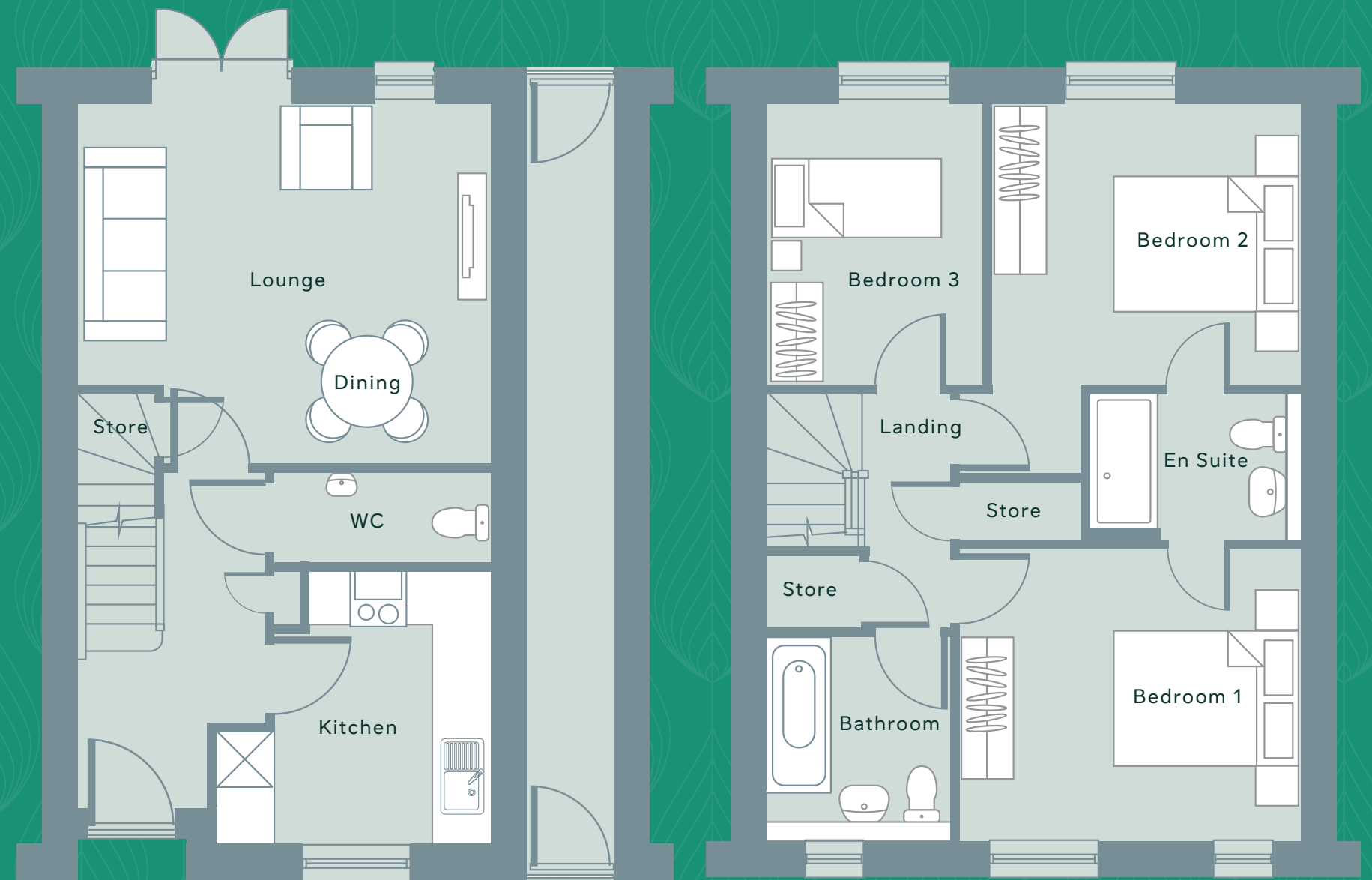
3 bed

SQ M

84.94 Sq M

SQ FT

914 Sq Ft



Ground Floor

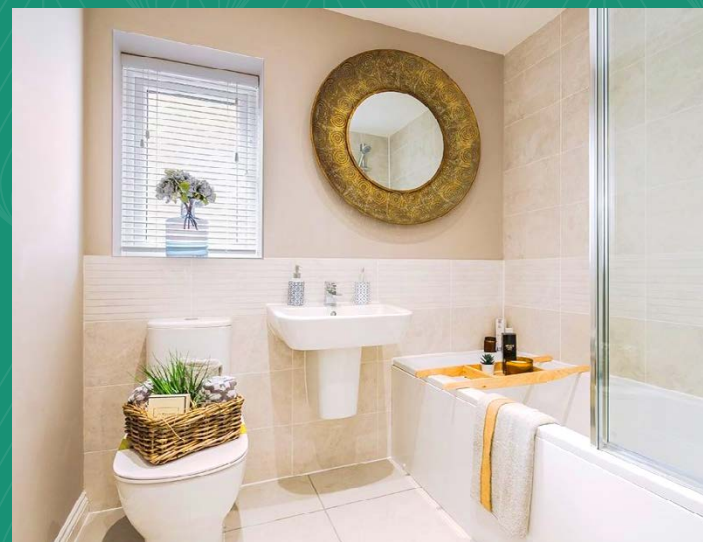
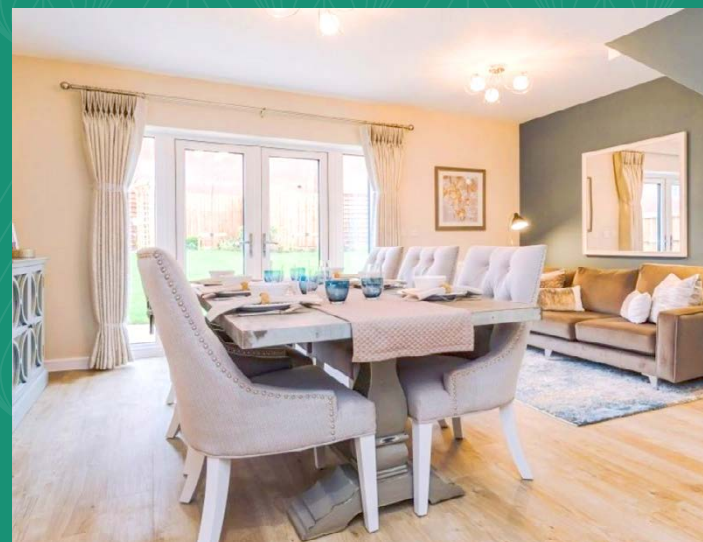
First Floor

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# A Superb Spec, Inside And Out

All homes at Green View are built to an excellent specification. Light, spacious rooms are complemented by eye catching, contemporary bathroom designs and kitchen/diners equipped with modern fitted units throughout – including a stainless-steel oven, gas hob and extractor hood.

Attention to detail is just as comprehensive throughout the exterior, from off-road parking to front and rear lights.

## All homes will include the following as standard:

- Contemporary kitchen with ample storage
- Oven hob and extractor
- White sanitaryware
- Thermostatic shower
- Generous bathroom tiling
- Mirrors to bathrooms
- Solar PV panels
- Off-street parking
- Turfed front and rear gardens
- Double glazed windows
- Electric car charging point
- Wall or fencing provided to all boundaries
- External front and rear lights
- 10-year warranty



# Shared Ownership

**Stepping into your new home is one of the best and most exciting achievements in your life and Shared Ownership makes that ambition possible.**

You initially purchase a part share in a home through a mortgage and savings. You only need to buy as much as you can afford, usually a minimum of 35%\* and up to a maximum of 75%, and you pay a subsidised rent to us on the share that you don't own. The great thing about Shared Ownership is that you can buy a larger share of the property whenever you can afford it. The more you own, the less rent you pay. What's more, you can get started with a smaller deposit, because its calculated on the value of the share you buy.

Shared Ownership provides you with the perfect opportunity to get your feet onto the property ladder. Even though you are only purchasing a share, it will definitely feel like your home since you are free to decorate and personalise it to your own taste.

**Shared Ownership is a government backed initiative. Below we've listed some of the main qualifying criteria around your eligibility:**

- Your household income is £80,000 a year or less
- You cannot afford all the deposit and mortgage payments for a home that meets your needs
- You're a first-time buyer or
- You used to own a home, but cannot afford to buy one now or
- You own a home and want to move but cannot afford a new home suitable for your needs or
- You're forming a new household - for example, after a relationship breakdown or
- You're an existing shared owner and want to move

\*lower shares may be available.





# Steps to Reserving your Shared Ownership Home

**Steps to Reserving your Shared Ownership Home** If you are interested in one of our new homes, you will need to follow the steps below:

## 1. Affordability Assessment

We work with a financial advisor called Metro Finance, who will carry out an affordability assessment to work out the suitable share that you can purchase. **Please contact them on 0114 270 1444** for your assessment.

This process will involve completing a budget planner to determine the suitable share based on your circumstances and affordability, and ensures that we can offer you the maximum share you can afford, without over stretching you. This is a free service, and Metro Finance will also be able to help you to secure a mortgage in principle if you wish.

## 2. Documents

Metro Finance are responsible for collecting the following documents on behalf of Fabric Living

- Photographic ID (current, in-date passport or driving licence for all applicants).
- Your last 3 months' payslips (if self-employed, you will need to provide 2 years of accounts by a qualified accountant or 2 years of SA302s, if the mortgage lender will accept these). Please note if your income is from a different source such as pension or disability benefit, we require proof of your annual income.
- A mortgage in principle. This proposes the amount the provider is prepared to lend, the interest rate and the number of years to repay.
- Proof of funds for a deposit (bank statements are usually sufficient). Please note if your deposit is being gifted, the person gifting the funds will need to complete an ID verification check and provide bank statements to evidence the source of the funds. If your deposit is coming from the sale of a property, additional evidence will be required, including a mortgage redemption statement (if applicable), memorandum of sale from your estate agent, and a guide timescale for completion of the sale from your solicitor.
- Proof of current address (utility bill, council tax bill or bank statement).
- Any additional income (Universal Credit, Personal Independence Payment (PIP) etc. Please note that some types of benefit income cannot be used when calculating affordability, for example the housing element of Universal Credit.

## 3. Affordability Sign Off

Once Metro Finance have received all the required documentation, they will review the documents and if all in order they will confirm a sign off.

## 4. Payment & Reservation

Once Fabric Living are happy that all information has been supplied and you have received Metro Finance sign off, the reservation can be made. You will receive more information about the property from us and instructions on how to pay the £500 reservation fee to secure your chosen property.

In order to keep things fair and transparent Fabric Living offer a first-come, first-serve policy which is based on Metro Finance sign off. **Customers who are signed off first will be given priority.**

Once you have paid the reservation fee, reservation documents will be sent to you to sign and return. These documents will confirm the sales details and terms & conditions of the reservation period, so check it thoroughly before signing. You also need to provide your solicitor's details at this point.

Metro Finance have a panel of recommended solicitors, who are all familiar with the Shared Ownership sales process. Using one of the panel solicitors could help the sale progress as smoothly and quickly as possible.

At the point of reservation, you will need to complete a customer information form, which will be emailed to you by one of the Sales Advisors.

## 5. Mortgage in Principle/ Mortgage offers

When discussing your mortgage options with a bank/building society/mortgage broker of your choice please note the following requirements:

- We will only accept mortgage offers with a minimum 5% deposit
- The mortgage offer term should not be more than 35 years unless there are exceptional circumstances
- The amount borrowed should not exceed the value of the share being purchased minus any deposit
- The mortgage must not offer further borrowing without the Housing Associations consent or include terms and conditions which are liable to adversely affect the security of the Housing Association
- Interest only and self-certified mortgages will not be accepted.
- We will pay particular attention to any mortgage rate that is 2% above the average rate for the closest equivalent mortgage (considering loan to value, length of fixed rate term) of five mainstream shared ownership lenders (e.g., Leeds, Halifax, Nationwide, Santander, Barclays)





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Fabric Living is the sales arm of First Choice Homes Oldham, to provide a range of affordable housing for people across Oldham and beyond. With customers firmly at our heart, we are all about creating vibrant, friendly, diverse communities where people want to live, work, and relax.



We are combining our efforts to deliver the best sales customer experience with the market leading sales Agency, LWC. They will take you through all the requirements and aspects of your purchase and can be contacted on:

## 0161 524 1699

[sales@fabricliving.co.uk](mailto:sales@fabricliving.co.uk)

Disclaimer: The particulars within this brochure are for illustrative purposes and should be treated as guidance only. Scale varies between plan types. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only. Please ask our Sales Consultant(s) for detailed information. While every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Fabric reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of the contract of sale. Images are indicative only. Design date September 2025. Green View is a mixed tenure development including homes for both sale and rent.